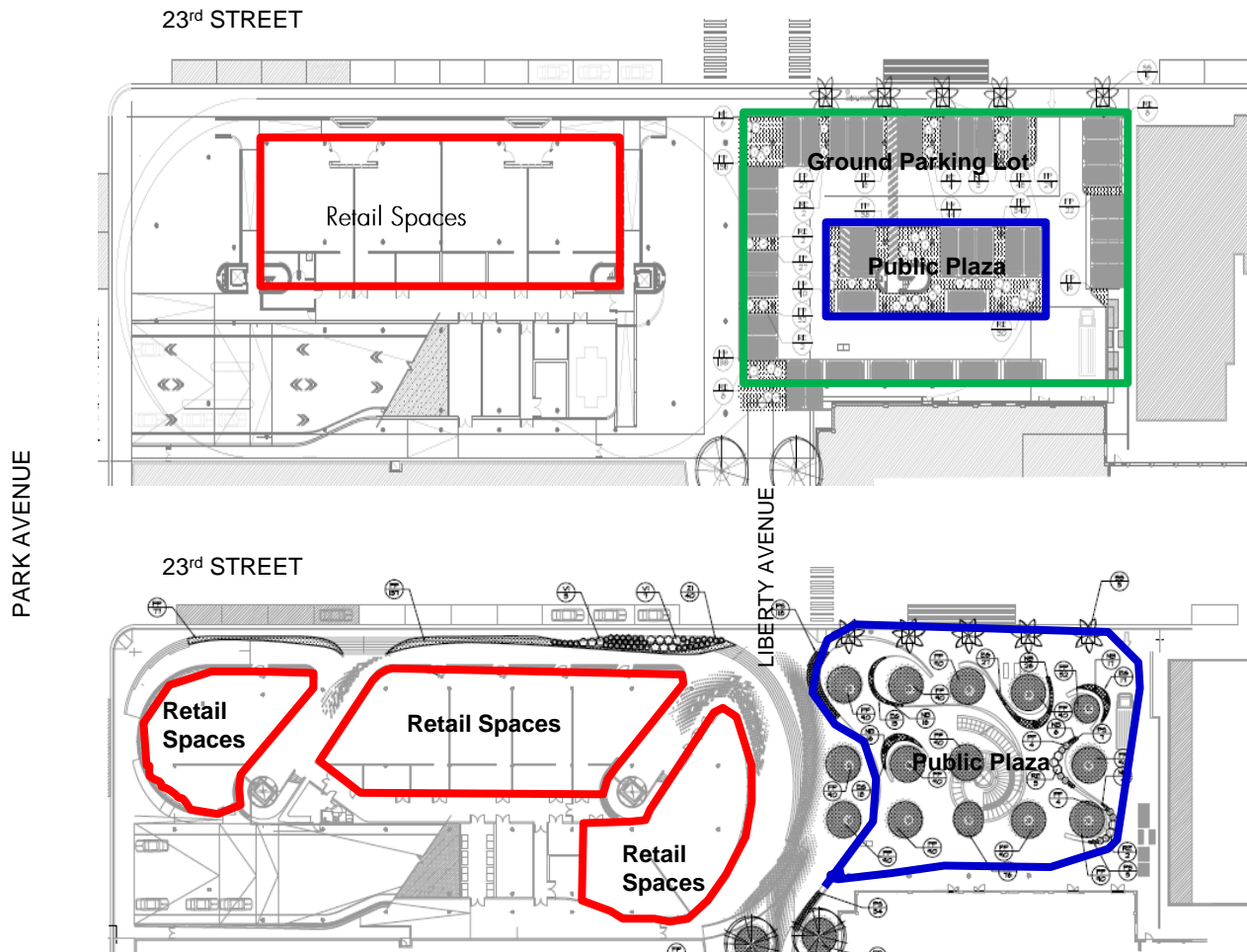


Project Design Comparison

April 2016
CIP

MIAMIBEACH

Project Design Comparison



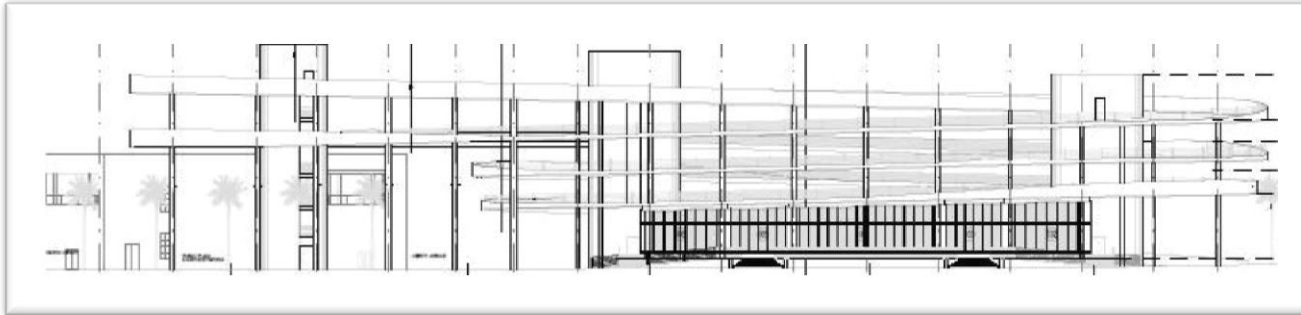
Revised & Value Engineered Scheme March 30, 2016 (60% Design Phase)

- Facchina Cost - \$24,887,830
- 409 Parking Spaces
- 8,102 sq.ft. Retail Space
- Public Plaza Reduced
- Ground Floor Parking Added
- Minimized connectivity to Liberty Ave.

Original Scheme - November 28, 2014 (60% Design Phase)

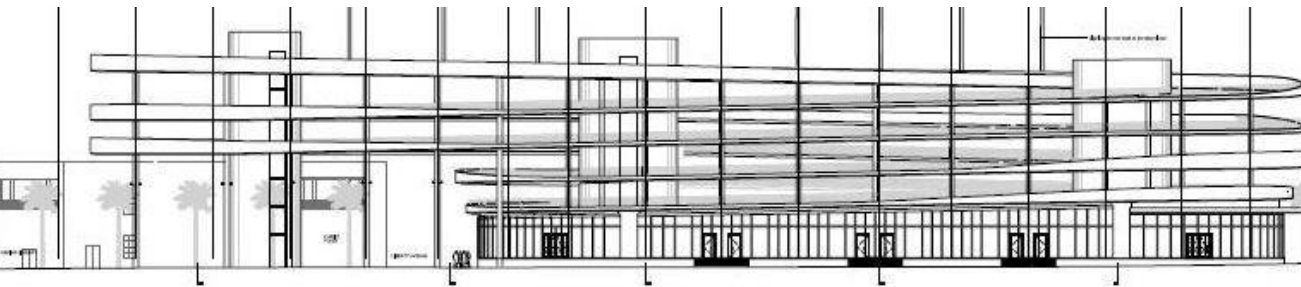
- Facchina Cost - \$48,989,044
- 466 Parking Spaces
- 16,390 sq.ft. Retail Space
- 15,850 sq.ft. Public Plaza
- Architectural Curved Stairs
- Liberty Ave. Connectivity to Collins Park

Project Design Comparison



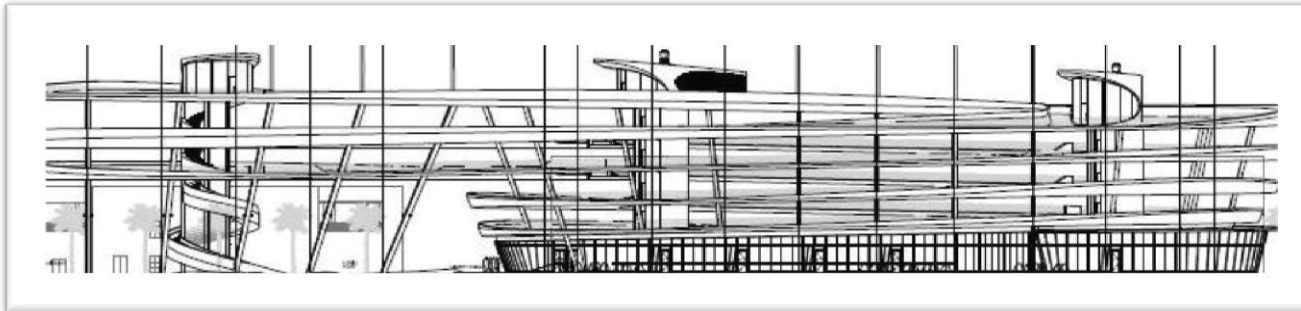
Revised & Value Engineered Scheme – March 30, 2016

- Cost - \$24,887,830
- 409 Parking Spaces (4 level parking)
- 8102sq.ft. Retail space
- Small Public Plaza
- Stairs Modified with Simple Switch-Back Concrete Enclosure
- Roof Pavilion Eliminated (Stair and Elevator Enclosures)
- Grid / Column Layout Regularized
- Balustrades Greatly Simplified
- Landscape Design Eliminated



Case Study Scheme – February 22, 2016

- Cost - \$31,269,747 \$29,387,635 (Rev. 3/9/16)
- 466 Parking Spaces (5 level parking)
- 16,390sq.ft. Retail space (Include east and west retail retail areas)
- 15,850sq.ft. Public Plaza with Plain Concrete
- Stairs Modified with Simple Switch-Back Concrete Enclosure
- Roof Pavilion Eliminated (Stair and Elevator Enclosures)
- Grid / Column Layout Regularized
- Balustrades Greatly Simplified
- Landscape Design Eliminated



Original Scheme - November 28, 2014

- Cost - \$48,989,044
- 466 Parking Spaces (5 level parking)
- 16,390sq.ft. Retail space (Include east and west retail retail areas)
- 15,850sq.ft. Public Plaza with Benches plus a Feature Stair and Glass Elevator
- Roof Pavilions (Stair and Elevator Enclosures)
- Angled Steel Columns
- Architectural Curved Balustrade Walls